



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
Block 'A', District Commercial Complex,
Tarnaka, Secunderabad - 500017.

Letter No.15238/P4/Plg/HMDA/2008

dt.02-09-2014

To
The Executive Authority,
Nagaram Gram Panchayat,
Nagaram village, Keesara mandal,
RANGA REDDY DISTRICT.

Sir,

Sub:- HMDA - Plg. Dept. - Technical approval of High Rise Building Permission for Residential Multistoreyed Apartment Consisting of Cellar + Stilt + 8 Upper floors & Club house in Sy.No.233/Part of Nagaram village, Keesara mandal, R.R.District to an extent of 8093.78 sq.mtrs applied by M/s.Paramount Estates Rep.by Soham Modi.

- Ref:-**
1. Applicant application dt.31-10-2008.
 2. This office U.O.Note No.15238/P4/Plg/HMDA/2008, dt.18-05-2009.
 3. This office letter of even no.dt.18-05-2009.
 4. Applicant letter dt.17-01-2013.
 5. Applicant MSB application, dt.28-06-2013.
 6. Applicant letter dt.28-08-2013.
 7. Applicant letter dt.19-09-2013.
 8. This office letter dt.09-10-2013, to submit revised plans with affidavit stating that they are final plans.
 9. Applicant letter dt.12-10-2013, submission of revised plans with affidavit stating that they are final plans for permission.
 10. MSB Committee Minutes of the Meeting held on dt.26-12-2013.
 11. This office letter No. 15238/P4/Plg/HMDA/2008, dt.21-04-2014 releasing of MSB DC letter to the applicant
 12. This office letter No.15238/P4/Plg/HMDA/2008, dt.31-07-2014 releasing of MSB Revised DC letter to the applicant.
 13. Applicant letter dt.07-08-2014 remitting the DC amount and submission of affidavit for construction stating that the prop. construction will be within permitted height and built-up area and comply other conditions under the provisions of G.O.168, & contractors all risks policy.
 14. Applicant letter dt.28-08-2014, submission of simple mortgage deed.

1. With reference 5th cited, M/s.Paramount Estates Rep.by Sri.Shoham Modi has applied for technical approval of High Rise Building Permission for Residential Multistoreyed Apartment Consisting of Cellar + Stilt + 8 Upper floors & Club house in Sy.No.233/Part of Nagaram village, Keesara mandal, R.R.District to an extent of 8093.78 sq.mtrs.

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2. The above proposal have been examined with reference to the provisions of notified Master Plan, A.P Building Regulations 2012 and as per the MSB committee recommendations made in their meeting held on 26-12-2013.

I. Technical approval of 15238/P4/Plg/HMDA/2008, dt.31-10-2008.

II. Name of the Owner / Applicant and Address: M/s.Paramount Estates,
Rep.By Soham Modi,
H.No.5-4-187/324, II floor,
Soham Mansion, M.G.Road,
Secunderabad.

III. Details of Charges Collected:	<u>CHALLAN NO</u>	<u>DATE</u>	<u>AMOUNT</u>
a) Developmental Charges and Processing Charges, Proportionate Layout Charges 1.5 times of basic value, Shelter fees other charges	2658/2014-15	04-08-2014	Rs.39,48,641/-
b) FSIDF Charges	2659/2014-15	04-08-2014	Rs.11,000/-
	2661/2014-15	04-08-2014	Rs.8,110/-
	2660/2014-15	04-08-2014	Rs.11,000/-
c) Nature of Construction	High Rise Building Permission for Residential Multistoreyed Apartment Building for Cellar + Stilt + 8 Upper floors & Club house.		

3. The apartment building plans are hereby technically approved under section - 18, 19 & 20 of the HMDA Act, 2008 and forwarded to you for necessary sanction and release and ensuring compliance of the following conditions, while party undertakes the above proposed Permission for Residential Multistoreyed Apartment Building for Cellar + Stilt + 8 Upper floors viz.,

- The building plans shall be sanctioned by the Local Authority in conformity with the technically approved plans by HMDA.
- The Local Authority shall scrupulously follow the instructions of the Govt. issued Memo.No.1933/I1/97-1 M.A., dated 18-6-97 i.e., ensure the ownership and ceiling clearance aspect of the site under reference are in order before sanctioning and releasing the technically approved building plans.
- The apartment building plans is valid for a period of 3 years from the date of issue of this letter provided the construction work is commenced within one year from the date of issue of this letter.
- With regard to water supply, drainage and sewerage disposal system to be provided / facilitated to the proposed building, the Municipal Engineer / Executive Authority shall ensure the following.

Contd...3

- (i) The location of water supply source & sewerage disposal source are located at appropriate distance within the site preferably at 100 feet distance so as to avoid contamination.
 - (ii) The depth of the bore and sizes shall be limited to the minimum depth and size of existing nearby bore-well. Water shall be disinfected by adding hypo-solution to maintain 0.3 to 0.4 p.m of residual chlorine in the sump / overhead tanks.
 - (iii) Where main Gram Panchayat drains exist in vicinity of site, insist on connecting the treated sewerage to main existing drain by laying a sewer pipe of diameter ranging from 200mm. To 300mm.
 - (iv) In case where such Gram Panchayat drain exist, insist on connecting the treated sewerage overflow to a natural drain or nala with a sewer pipe of diameter 150mm.
 - (v) Before allowing the overflow mentioned in (iii) & (iv) above ensure the sewerage of the proposed building is invariably 1st into a common septic tank constructed on as per ISI standard specification (ISI) Code No.2470 of 1985 (Annexure - I) and constructed with a fixed contact bed, duly covered and ventilated for primary treatment. The Executive Authority shall ensure that no effluent / drainage over flows on the road or public place.
 - (vi) To prevent chokage of sewers / drains, the last inspection chamber within the site / premises shall be provided with safety pads / gates. So as to avoid chokage of sewers / drains.
 - (vii) The party / applicant should clean that septic tank periodically by themselves, and cart way the sludge, etc., to an unobjectionable place.
 - (viii) All the above shall be supervised and inspected by the Executive Authority concerned for compliance during the construction stage.
 - (ix) Since eventually the public sewerage and water supply systems are expected to be systematically added / extended by the Hyderabad Metropolitan Water Supply & Sewerage Board to the outlaying areas of Hyderabad, the proposed building owners shall pay proportionate pro-rata charges to Hyderabad Metropolitan Water Supply & Sewerage board for the above facilities as and when demanded by the Hyderabad Water Supply & Sewerage Board.
- (e) The Executive Authority should ensure that the proposed building / complex is constructed strictly as per the technically approved building plans mandatory inspection shall be made at foundation stage, plinth level and first floor and subsequent floor level as required under G.O.Ms.No.168 MA, dt.07-04-2012. No deviation, misuse or violations of minimum setbacks, common parking floor / stilt parking / violation and other balcony projections shall not be allowed.

- (f) The Executive Authority shall ensure that all fire safety Requirements are complied in accordance with the National Building Code, 2005.
- (g) The Executive Authority shall ensure that the owner / applicant, plant trees and maintain them in the periphery of his site and along the abutting roads, as avenue plantation to the extent of his site at a distance of 4 meters between each tree.
- (h) The Executive Authority shall allow the proposed building complex to be occupied used or otherwise let out etc., only after;
 - (i) The proposed building is completed in accordance with the technically approved building plans;
 - (ii) After ensuring all the above conditions at (a) to (h) are complied.
 - (iii) After ensuring the conditions with regard to water supply and sewerage disposal system as mentioned in (d) above are complied to the satisfaction of the Executive Authority.
 - (iv) After issuing a "Fit for Occupancy" certificate by the Executive Authority as required as required under Government order No.248 MA, dt.23-05-1996 conditions laid as per G.O.Ms.No.168 MA, dt.07-04-2012.
- (i) The Executive Authority shall ensure that the developer display a board at a prominent place at the site which shall show the plan and specify the conditions mentioned in this office letter, so as to facilitate public in the matter.
- (j) The owner / applicant and licensed structural engineer are responsible for structural safety and the safety requirement in accordance with the of National Building Code of 2005.
- (k) The applicant shall develop Rain Water harvesting structures in the site under reference.
- (l) That the applicant should erect temporary shed to avoid spilling of materials outside the plot during construction to stop environmental pollution to ensure safety and security of the pedestrians and neighbours.
- (m) That the applicant shall make provisions for erection of Transformer and Garbage house with in the premises.
- (n) That the applicant / builder / contractor / developer shall not keep their construction materials / debris on public road.
- (o) That the stilt / Cellar should be exclusively used for parking of vehicles without any partition walls and Rolling shutters and the same should not be converted to any other use.
- (p) That the construction should be made strictly in accordance with this sanctioned plan. If any modifications are made necessary prior approval should be obtained from HMDA.

- (q) This permission does not bar any public agency including HMDA to acquire the lands for public purpose as per law.

ADDITIONAL CONDITIONS:

- a) The Owner / Developers shall ensure the safety of construction workers.
- b) The Owner / Developers shall ensure a comprehensive insurance policy of construction workers for the duration of construction.
- c) In large projects where it is proposed to temporarily house the construction workers on the site, proper hygienic temporary shelter with drinking water and sanitary measures shall be provided.
- d) The Owner / Developers shall be responsible for the safety of construction workers.
- e) If in case above said conditions are not adhered; HMDA / Local Authority can withdraw the said permission.

FIRE SAFETY CONDITIONS:-

The Owner / Developer shall be responsible to provide all necessary Fire Fighting installations as stipulated RC.No.2216/MSB/CR/RR/2013, Dated 20-05-2013 issued by Director General, State Disaster Response & Fire Services, Andhra Pradesh, Hyderabad in National Building Code of India, 2005 like;

- 1) All the fire safety systems shall be provided as per the provision Part-4 of N.B.C of India 2005.
- 2) Levelled, hard, open spaces of 10.00 mtrs, including 7.00 Mtrs drive way all around the building for operation of fire vehicles.
- 3) Fire lift for every 1200.0 Sq.mtrs., area (1 No. lift) as per clause 4.15.1 Part-4 of NBC of India 2005.
- 4) Smoke venting facilities for safe use of exists shall be provided as per clause 3.4.12 of Part-4 of N.B.C of India 2005.
- 5) Ventilation of staircase shall comply with clause C-1.4 of Part-4 N.B.C of India 2005.
- 6) Provision of Auto-glow exits signs in corridors, staircases and entire escape route.
- 7) Compartmentation should be provided in basement area as per Clause C.9 of Annexure-C of Part-4 N.B.C of India 2005.
- 8) No Hazardous materials such as petroleum products, explosives, chemicals, etc. Should not be stored on any floor of the building without license.

- 9) Within the 50.0 Mtrs., radius there shall be no hazardous installations around the site.

STRUCTURAL SAFETY CONDITIONS:-

U.O.Note.No.13267/HMDA/DEV/CE/2013, dt.22-02-2014

1. The Safe bearing capacity of 45.0 tonnes / Sqm and depth of foundation as adopted in the design shall be ensured. The builder / designer shall be responsible for any failure and settlement.
2. The Builder may be informed the usage of the building is restricted to the i) Live load of 201 N / Sqm for all slabs ii) 5.0kN / Sqm for Cellar slabs,. The builder may be asked to display a permanent notice indicating the designed live loads as described in the clause 3.3 of IS 875:1987 (Part-2).
3. Various grades of concrete mix adopted in the design shall be designed and used as per the procedure given in the IS 10262:1980 and SP (23).
4. The builder / designer should ensure that the deflection, cracks etc., of all parts of the structures are within the limits.
5. The designer has provided 50mm wide expansion joint in structure. This expansion joint shall be shown in architectural drawings also. The expansion joint shall be left open to take care of drift of the structure.
6. The builder / designer may be informed that they are wholly responsible for the trueness and correctness of the structural designs and structural drawings submitted by them, for the methods / software's adopted for analysis and designs and for the safety of the structure. An undertaking may be taken from the builder and the designer to this effect.
7. The builder / designer may be asked to strictly adhere to IS 456:2000, NBC and other relevant codes.

MULTISTOREYED / HIGH RISE BUILDING CONDITIONS:-

1. The visitors parking should be used for the designated purpose only and should not be misused or sold.
2. The applicant shall submit NOC from RDO / DRO in respected to A.P.A.L (conversion of Non-Agriculture Purpose) Act, 2006 (AP Act No 3, of 2006) vide G.O.Ms.No.1537 Rev (Land Revenue) dt.19-10-20069, before release of plans by Local Body concerned.
3. The plans are valid from the date of earlier approved plans.
4. The applicant is wholly responsible if there is any discrepancy in the Ownership documents / GPA / Representative and ULC aspects and if any Litigations, the technically approved Multistoreyed building plans will be withdrawn without any notice.

5. The work of building services like sanitation, plumbing Fire safety requirements, lifts, Electrical installations and other utility services shall be executed under the planning design and supervision of qualified and component technical person.
6. The applicant shall provide refuse - Chute along with proper garbage disposal systems.
7. The applicant shall provide for solar water heating system and solar lighting system in the building and in the site for outdoor lighting etc. The applicant shall give a bank guarantee to this effect to the sanctioning authority for the compliance of the same as per the condition laid down in G.O.Ms.No.168 MA & UD, dt.07-04-2012 (15 (xi)).
8. The applicant shall advertise the project proponent in atleast two local newspapers widely circulated in the region one of which shall be in the vernacular language informing that the project has been accorded.
9. Rain water harvesting from the roof tops may also incorporate to store water and also make special provisions for storm water drains.
10. For water supply the applicant should approach to HMWS and SB Department for Bulk Supply.
11. The Executive authority should allot the license number to the Developer / Builder as per the G.O. Ms. No. 168, M.A dt: 07-04-2012 and after allotment the copy of the same may be furnished to HMDA and architect license.
12. The HMWS & SB and A.P Transco shall not provide the permanent connection till the applicant produces the Occupancy Certificate from the Sanctioning Authority (Gram Panchayat).
13. The Executive authority should follow the terms & conditions mentioned in the G.O.Ms.No.168 MA & UD, dt.07-04-2012.
14. The applicant should provide the STP in the site under reference at their own cost and this should be ensured by the Local Body before issue of Occupancy Certificate.
15. The applicant, Structural Engineer and Architect are the wholly responsible if anything happens while constructing the Multistoreyed Building and after completion of Multistoreyed Building in the site under reference.
16. The applicant is the wholly responsible if any discrepancy in the ownership documents, ULC aspects and boundary variations and if any litigation the technically approved Multistoreyed building plans will be withdrawn without notices.
17. The applicant is responsible for quality of construction under rule 28(e) as per G.O.Ms.No.168 MA & UD, dt.07-04-2012 should be followed.

18. The applicant shall not sell the built-up area mortgaged in favour of MC, HMDA vide Deed Doc.No.3642/2014 dt.26-08-2014 which is executed at SRO, Keesara and the mortgage shall be released by HMDA after completion of the construction developmental works as per technically approved plan and before grant of occupancy certificate by the local body / HMDA.
19. The applicant has to maintain tot-lot / open space / buffer to be used as Greenery and should not be used it for any other purposes and handover the same to local body as per rule 8 (n) of A.P Building Rules - 2012.
20. The applicant should comply the conditions laid down by the Airports Authority of India and A.P State Disaster Response & Fire Services Department.
21. The construction should be as per the rules in G.O.Ms.No.168 MA & UD, dt.07-04-2012 and in addition should also be in conformity with the NBC - 2005 with regard to lighting and ventilation, structural safety, fire safety, sanitary requirements and circulation (Vertical & Horizontal) standards.
22. The applicant has to follow services, utilities, storm water disposal, sewerage, rain water harvesting pits, garbage disposal etc., as per the norms prescribed in NBC 2005 of India.
23. Provisions for water recycling plan shall be made as required in Rule 15 (xii) of A.P Building Rules, 2012.
24. Only after all the above conditions are complied, the executive authority shall allow to occupy / use or otherwise let out etc., the proposed building and after the proposed building is completed in accordance with this technical approval of building plans and after issuing a "Fit for Occupancy" certificate by the Executive Authority as required under G.O.Ms.No.168 MA & UD, dt.07-04-2012.

4) Limitations of technical approval accordingly by HMDA.

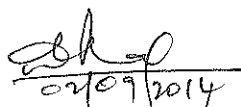
Technical approval / sanction of building permission by the sanctioning Authority shall not mean responsibility or clearance of the following aspects.

- a) Title or ownership of the site or building.
- b) Easement rights.
- c) Structural reports, structural drawings & structural aspects.
- d) Workmanship, soundness of structure and materials used.
- e) Quality of building services and amenities in the construction of building.
- f) Other requirements or licenses or clearances required for the site / premises or activity under various other laws.

Encls: 2 sets of plans

Yours faithfully,
Sd/-
for Metropolitan Commissioner
Chief Planning Officer (DR)

//t.c.f.b.o//


27/09/2014
Assistant Planning Officer